

## Minutes Comprehensive Plan Implementation Committee Monday, September 28<sup>th</sup>, 2009

Present: B. Taylor, J. Papacosma, R. Brooks, E. Martz, D. Chipman, L. Huntington, Planner C. Tukey

Minutes from 9/14 and 9/16 were approved.

Carol will print out the acreage of the 10 proposed village areas. Selectman Ellie Multer has asked for the number of acres available for one-acre subdivisions in villages.

### Village Areas

Carol Tukey and Beth Della Valle drove around Harpswell Neck Sept. 28<sup>th</sup> and realized some village areas may need to be reduced, others eliminated. CPIC members agreed to drive around town to refine the village area boundaries.

Beth asked about adding Hamilton Place to Mitchell Field village.

South Harpswell probably needs to be smaller.

Public input will help to define village boundaries.

### Town Land

It was agreed that CPIC and the Conservation Committee need to meet together to discuss the future of town land near the town offices and the Cliff Trail.

### Need More Discussion

1. Differential Rate of Growth – this item was tabled

2. Measurable reporting

Robin Brooks will get data on building permits issued in recent years from the CEO to start a system of development reporting.

If, 5 years after our proposals are instated, we have not seen 50% of new development occurring in growth areas, we'll know other changes are needed.

2a. A new matter – might ask builders what they see as the future of building in town – e.g.. condos for older people

### TIF Discussion

Carol Tukey suggested Harpswell could consider a demonstration TIF (Tax Increment Financing) project to help to bring a new business to one of the growth areas.

We will ask Beth to tell us how TIFs can relate to growth areas.

### Schedule Extended

The committee agreed that with the tasks still ahead of us, we may need to plan to wait until Town Meeting 2011 to present ordinance changes. No action was taken.

### John Papacosma's Homework

John agreed to send us acreage details for the town to show how important the proposed one-acre rule in village subdivisions will be for future development.

### Agenda October 5<sup>th</sup>

Bring our 5 pictures of good examples of built-up areas in town we like.

Carol will work on PDF maps.

Plan site visits to proposed village areas.

Respectfully submitted, Louise Huntington